

# MOUNT CARMEL HEALTH SYSTEM GROVE CITY HOSPITAL

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Situated in the State of Ohio, County of Franklin, City of Grove City, and in Virginia Military Survey Number 1434, containing 103.566 acres of land, more or less, said 103.566 acres being part of that tract of land conveyed to **MOUNT CARMEL HEALTH SYSTEM** by deed of record in Instrument Number 201209210141441, Recorder's Office, Franklin County, Ohio.

The undersigned, **MOUNT CARMEL HEALTH SYSTEM**, an Ohio non-profit corporation, by **KEITH T. COLEMAN**, Senior Vice President of Finance and Chief Financial Officer, owner of the lands platted herein, duly authorized in the premises, do hereby certify that this plat correctly represents its "**MOUNT CARMEL HEALTH SYSTEM GROVE CITY HOSPITAL**", a subdivision containing Lots 1, 2 and 3 and an area designated as Reserve "A", does hereby accept this plat of same and dedicates to public use, as such, all of Mount Carmel Lane and Hoover Road shown hereon and not heretofore dedicated.

Easements, within areas designated "Easement" or "Drainage Easement" on this plat, are hereby granted to the City of Grove City, Ohio, American Electric Power, and Ameritech, and their successors and assigns. Each of the aforementioned designated easements permit the constructing, using and maintaining of public and private utilities above, beneath, and on the surface of the ground, and where necessary, are for the construction, operation and maintenance of service connections to all adjacent Lots and lands and for storm water drainage. Within areas designated "Drainage Easement" on this plat, an additional easement is hereby granted to the City of Grove City, Ohio, its successors and assigns, for the purpose of constructing, using and maintaining storm water drainage swales and or other above ground storm water drainage facilities. Except as provided for in the developer's overall scheme for the development of **MOUNT CARMEL HEALTH SYSTEM GROVE CITY HOSPITAL**, no above grade structures, dams or other obstructions to the flow of storm water runoff are permitted within Drainage Easement areas as delineated on this plat.

In Witness Whereof, **KEITH T. COLEMAN**, Senior Vice President of Finance and Chief Financial Officer of **MOUNT CARMEL HEALTH SYSTEM**, has hereunto set his hand this \_\_\_\_ day of \_\_\_\_, 20\_\_.

Signed and Acknowledged  
In the presence of:

**MOUNT CARMEL  
HEALTH SYSTEM**

By  
**KEITH T. COLEMAN,**  
Senior Vice President of Finance  
and Chief Financial Officer

STATE OF OHIO  
COUNTY OF FRANKLIN ss:

Before me, a Notary Public in and for said State, personally appeared **KEITH T. COLEMAN**, Senior Vice President of Finance and Chief Financial Officer of **MOUNT CARMEL HEALTH SYSTEM**, who acknowledged the signing of the foregoing instrument to be his voluntary act and deed and the voluntary act and deed of said **MOUNT CARMEL HEALTH SYSTEM** for the uses and purposes expressed herein.

In Witness Whereof, I have hereunto set my hand and affixed my official seal this \_\_\_\_ day of \_\_\_\_, 20\_\_.

My commission expires \_\_\_\_  
Notary Public, State of Ohio

Approved this \_\_\_\_ Day of \_\_\_\_  
201\_\_  
Chairman, Planning Commission,  
Grove City, Ohio

Approved this \_\_\_\_ Day of \_\_\_\_  
201\_\_  
City Engineer,  
Grove City, Ohio

Approved this \_\_\_\_ Day of \_\_\_\_  
201\_\_  
Director of Public Service,  
Grove City, Ohio

Approved this \_\_\_\_ Day of \_\_\_\_  
201\_\_  
Mayor,  
Grove City, Ohio

Approved and accepted by Ordinance No. \_\_\_\_\_, passed this \_\_\_\_ day of \_\_\_\_\_, 201\_\_, wherein all of Mount Carmel Lane and Hoover Road, shown dedicated hereon are accepted by the Council of the City of Grove City, Ohio.

In Witness Whereof I have hereunto  
set my hand and affixed my seal this  
\_\_\_\_ day of \_\_\_\_, 201\_\_.  
City Clerk,  
Grove City, Ohio

Transferred this \_\_\_\_ day of \_\_\_\_  
201\_\_.  
Auditor,  
Franklin County, Ohio

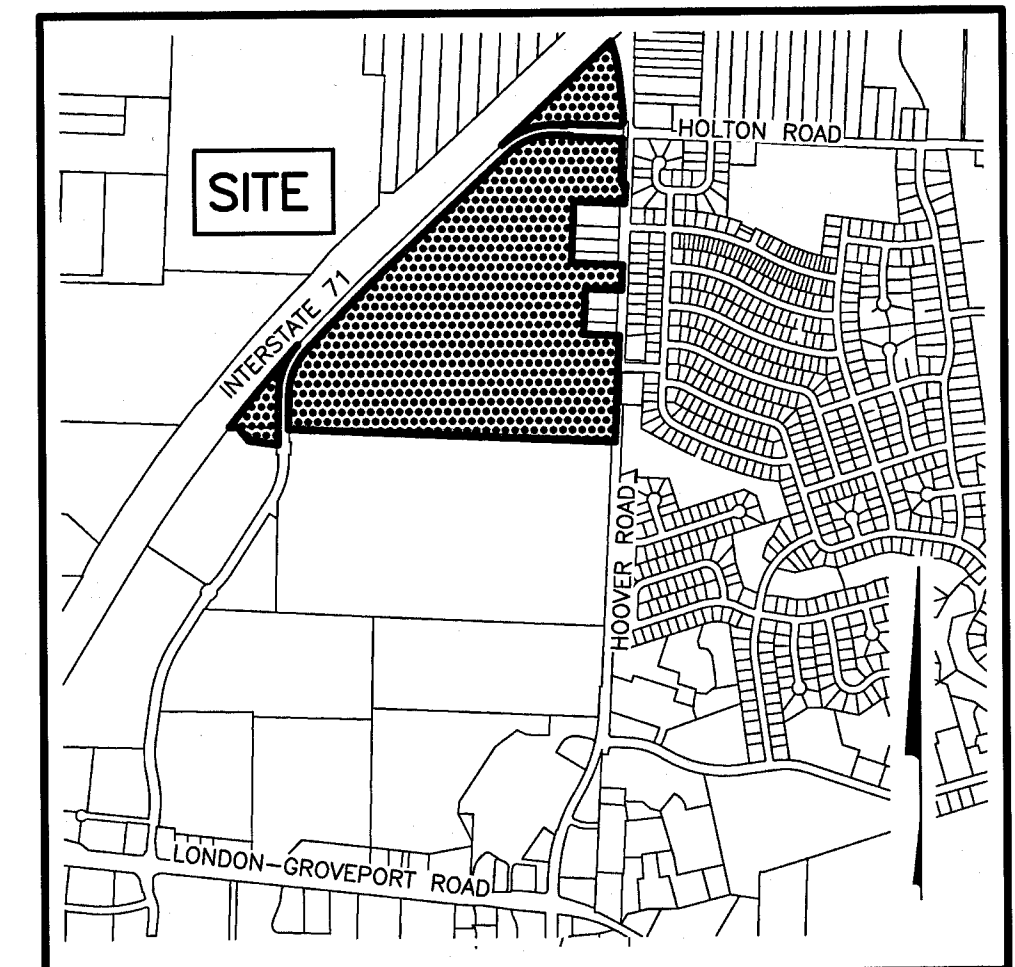
Deputy Auditor,  
Franklin County, Ohio

Filed for record this \_\_\_\_ day of \_\_\_\_  
201\_\_ at \_\_\_\_ M. Fee \$\_\_\_\_  
Recorder,  
Franklin County, Ohio

File No. \_\_\_\_\_

Recorded this \_\_\_\_ day of \_\_\_\_  
201\_\_.  
Deputy Recorder,  
Franklin County, Ohio

Plat Book \_\_\_\_, Pages \_\_\_\_



LOCATION MAP AND BACKGROUND DRAWING  
NOT TO SCALE

## SURVEY DATA:

**BASIS OF BEARINGS:** Bearings are based on the Ohio State Plane Coordinate System, South Zone, per NAD83 (1986 adjustment). Control for bearings was from coordinates of monuments FCGS 5548 and FCGS 5539, having a bearing of North 00° 21' 40" East for a portion of the centerline of Hoover Road, established by the Franklin County Engineering Department.

**SOURCE OF DATA:** The sources of recorded survey data referenced in the plan and text of this plat are the records of the Franklin County, Ohio, Recorder.

**IRON PINS:** Iron pins, where indicated hereon, unless otherwise noted, are to be set and are iron pipes, thirteen-sixteenths inch inside diameter, thirty inches long with a plastic plug placed in the top end bearing the initials EMHT INC.

**PERMANENT MARKERS:** Permanent markers, where indicated hereon in the public street centerline, are to be one-inch diameter, thirty-inch long, solid iron pins, are to be set to monument the points indicated, are to be set after the construction/installation of the street pavement and are to be set with the top end one-fourth inch below the top of the pavement. Once installed, the top of the pin shall be marked (punched) to record the actual location of the point. Permanent markers, where indicated hereon in positions other than in the public street centerline, are to be one-inch diameter, thirty-inch long, solid iron pins, are to be set to monument the points indicated and are to be set with the top end flush with the surface of the ground and then capped with an aluminum cap stamped EMHT INC. Once installed, the top of the cap shall be marked (punched) to record the actual location of the point.

SURVEYED & PLATTED  
BY



Evans, Mechwart, Hambleton & Tilton, Inc.  
Engineers • Surveyors • Planners • Scientists  
5500 New Albany Road, Columbus, OH 43054  
Phone: 614.775.4500 Toll Free: 888.775.3448  
emht.com

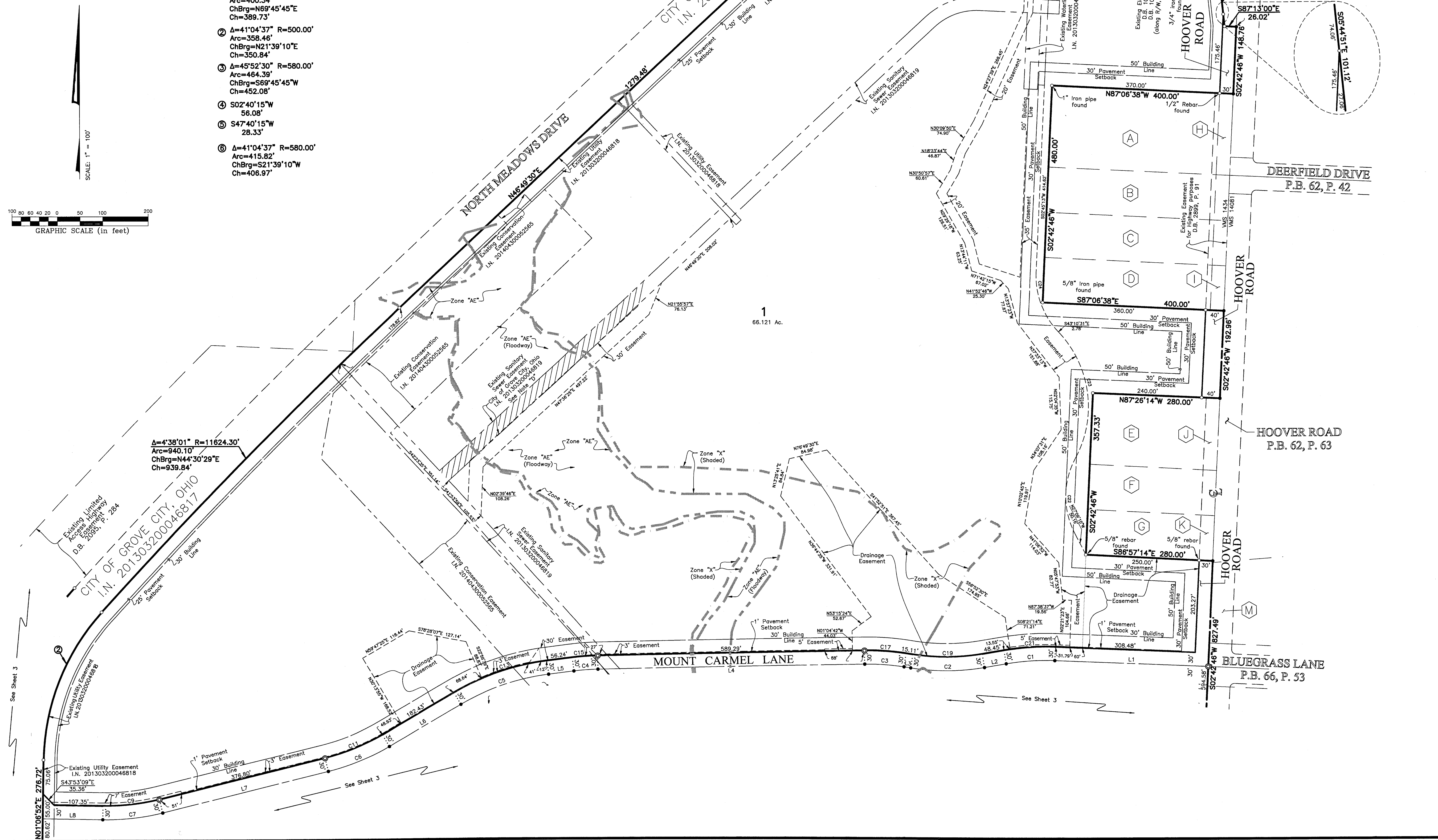
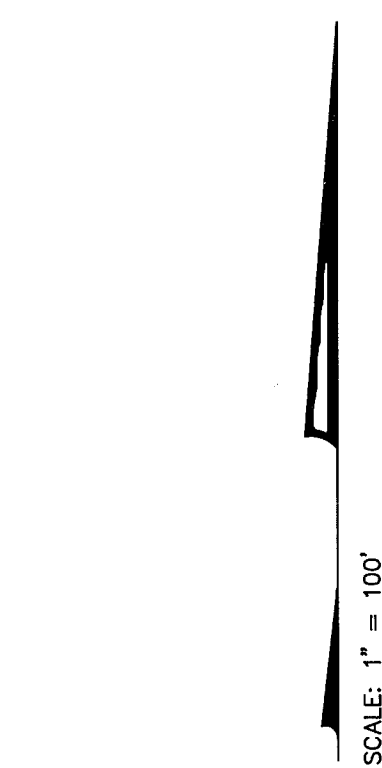
We do hereby certify that we have surveyed the above premises, prepared the attached plat, and that said plat is correct. All dimensions are in feet and decimal parts thereof.

- o = Iron Pin (See Survey Data)
- = MAG Nail to be set
- © = Permanent Marker (See Survey Data)

By \_\_\_\_\_ Date \_\_\_\_\_  
Professional Surveyor No. 7865

A diagram showing a circle with a central angle of 2 degrees and an inscribed angle of 4 degrees subtending the same arc.

- 
- GRAPHIC SCALE (in feet)





# MOUNT CARMEL HEALTH SYSTEM GROVE CITY HOSPITAL

① Δ=45°52'30" R=500.00'  
Arc=400.34'  
ChBrg=N69°45'45"E  
Ch=389.73'

② Δ=41°04'37" R=500.00'  
Arc=358.46'  
ChBrg=N21°39'10"E  
Ch=350.84'

③ Δ=45°52'30" R=580.00'  
Arc=464.39'  
ChBrg=S69°45'45"W  
Ch=452.08'

④ S02°40'15"W  
56.08'

⑤ S47°40'15"W  
28.33'

⑥ Δ=41°04'37" R=580.00'  
Arc=415.82'  
ChBrg=S21°39'10"W  
Ch=406.97'

Ⓐ WILLIAM M. PLANK  
AND KIMBERLY D. PLANK  
I.N. 200310020316295

Ⓑ DONALD J. RIFE  
AND LINDA L. RIFE  
O.R. 15350A14

Ⓒ THE RICE FAMILY LIVING TRUST  
MARY P. RICE, TRUSTEE  
I.N. 201007260094467  
I.N. 199909240241709

Ⓓ WALLACE D. LEWELLYN  
AND ELIZABETH S. LEWELLYN  
O.R. 26732D08

Ⓔ SHIRLEY A. ARICK, TRUSTEE  
I.N. 200810080150626

Ⓕ JOHN A. TILLEY, III  
AND AMY M. TILLEY  
I.N. 201009280126795

Ⓖ VINSON P. LEWIS  
AND DAWN M. LEWIS  
O.R. 9751H10

Ⓗ THE CITY OF GROVE CITY, OHIO  
I.N. 200001180010675

Ⓘ THE CITY OF GROVE CITY, OHIO  
I.N. 199901260019339

Ⓙ THE CITY OF GROVE CITY, OHIO  
I.N. 199901260019336

Ⓚ THE CITY OF GROVE CITY, OHIO  
I.N. 199901260019338

Ⓛ JACKSON TOWNSHIP,  
FRANKLIN COUNTY, OHIO  
O.R. 13747I08

Ⓜ THE CITY OF GROVE CITY, OHIO  
I.N. 199901260019337

Ⓝ THE CITY OF GROVE CITY, OHIO  
I.N. 199901260019319

Ⓞ TOWNSHIP OF JACKSON  
PARCEL 1-WDV  
I.N. 200604040062390

NOTE "A": At the time of platting, part of Reserve "A" is in Zone A (special flood hazard areas subject to flooding by the 1% annual chance flood, no base flood elevations determined), part of Reserve "A" and Lot 1 are in Zone AE Floodway (the channel of a stream plus any adjacent floodplain areas that must be kept free of encroachment so that the 1% annual chance flood can be carried without substantial increase in flood heights), in Zone AE (special flood zone areas subject to inundation by the 1% annual chance flood, base flood elevations determined), and Zone X (Shaded) (Areas of 0.2% annual chance flood, areas of 1% annual chance flood with average depths of less than 1 foot or within drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood). The remainder of the platted area is within Zone X (Areas determined to be outside of the 0.2% annual chance floodplain), as said Zones are designated and delineated on the FEMA Flood Insurance rate map for Franklin County, Ohio, and Incorporated areas map number 39049C0402K, with effective date of June 17, 2008.

NOTE "B" - ACREAGE BREAKDOWN: Mount Carmel Health System Grove City Hospital is out of the following Franklin County Parcel Number:

040-004960 103.566 Ac.

NOTE "C" - ACREAGE BREAKDOWN:

Total Acreage 103.566 Ac.  
Acreage in Reserve 23.689 Ac.  
Acreage in Remaining Lots 75.388 Ac.  
Acreage in Right-of-way 4.489 Ac.

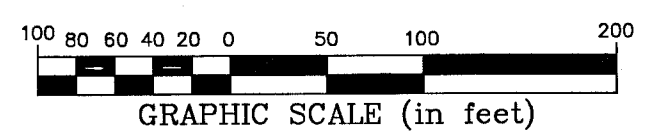
NOTE "D" - RELEASE OF CERTAIN EASEMENTS: All rights and easements granted to the City of Grove City, Ohio by deed of easement in Instrument 201303200046819, in, over and under the areas indicated herein by hatching, are hereby released and rendered null and void.

NOTE "E": The purpose of this plat is to show certain property, rights of way, and easement boundaries as of the time of platting. At the request of zoning and planning authorities at the time of platting, this plat shows some of the limitations and requirements of the zoning code in effect on the date of filing this plat for reference only. The limitations and requirements may change from time to time and should be reviewed to determine the then current applicable use and development limitations of the zoning code as adopted by the government authority having jurisdiction. The then applicable zoning code shall have control over conflicting limitations and requirements that may be shown as on this plat. This note should not be construed as creating plat or subdivision restrictions, private use restrictions, covenants running with the land or title encumbrances of any nature, except to the extent specifically identified as such.

CENTERLINE CURVE TABLE					
CURVE NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DISTANCE
C1	12°02'32"	510.00'	107.19'	S 86°20'07" W	106.99'
C2	18°21'51"	510.00'	163.46'	N 89°29'47" E	162.76'
C3	9°45'24"	510.00'	86.85'	N 86°12'00" W	86.74'
C4	6°00'37"	507.00'	53.18'	S 85°55'00" W	53.16'
C5	23°08'36"	510.00'	206.00'	S 71°20'23" W	204.61'
C6	16°20'45"	510.00'	145.50'	N 67°56'27" E	145.00'
C7	15°00'00"	510.00'	133.52'	N 83°36'50" E	133.14'

CURVE TABLE					
CURVE NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DISTANCE
C8	15°41'55"	542.00'	148.50'	N 83°15'52" E	148.04'
C9	15°00'00"	480.00'	125.66'	N 83°36'50" E	125.31'
C10	16°20'45"	540.00'	154.06'	N 67°56'27" E	153.53'
C11	16°20'45"	480.00'	136.94'	S 71°56'27" E	136.47'
C12	23°08'36"	480.00'	193.89'	S 71°20'23" W	192.57'
C13	23°08'36"	540.00'	218.12'	S 71°20'23" W	216.64'
C14	6°00'37"	477.00'	50.04'	S 85°55'00" W	50.01'
C15	6°00'37"	537.00'	56.33'	S 85°55'00" W	56.30'
C16	9°45'24"	480.00'	81.74'	N 86°12'00" W	81.64'
C17	9°45'24"	540.00'	91.95'	N 86°12'00" W	91.84'
C18	18°21'51"	540.00'	173.08'	N 89°29'47" E	172.34'
C19	18°21'51"	480.00'	153.85'	N 89°29'47" E	153.19'
C20	12°02'32"	480.00'	100.88'	S 86°20'07" W	100.70'
C21	12°02'32"	540.00'	113.50'	S 86°20'07" W	113.29'
C22	56°34'33"	178.02'	175.79'	S 00°15'01" W	168.73'
C23	71°42'48"	238.98'	299.11'	N 07°19'06" W	279.96'
C24	45°55'44"	178.02'	142.71'	S 20°12'39" E	138.92'

NOTE "F" - RESERVE "A": Reserve "A", as designated and delineated herein, shall be owned and maintained by the City of Grove City for the purpose of open space.



SCALE: 1" = 100'

Δ=4°04'14" R=11704.30'  
Arc=831.51'  
ChBrg=S40°09'22"W  
Ch=831.33'

2  
2.987 Ac.

GATEWAY BUSINESS PARK  
P.B. 86, PP. 4 & 5  
LOT 6

CITY OF GROVE CITY, OHIO  
I.N. 201301220010812

THE BUCKEYE RANCH FOUNDATION, INC.  
I.N. 199809090228735

RESERVE "A"  
23.689 Ac.  
See Note "F"

BLUEGRASS LANE  
P.B. 66, P. 53

HOOVER ROAD  
P.B. 76, P. 27

F.C.C.  
No. 00024  
RESET

# MOUNT CARMEL HEALTH SYSTEM GROVE CITY HOSPITAL

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